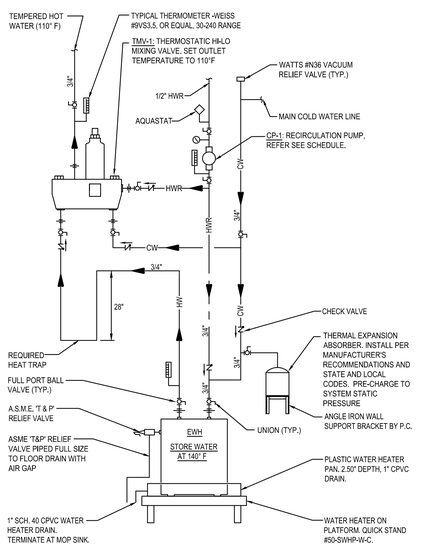
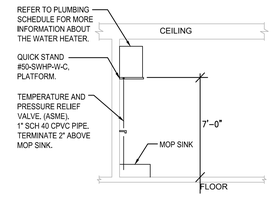


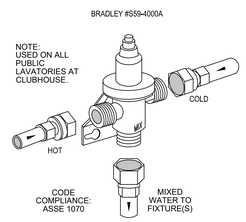
ELECTRIC WATER HEATER DETAIL

NOT TO SCALE



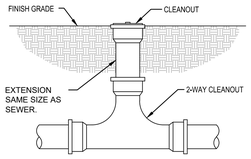
WALL HUNG WATER HEATER DETAIL

NOT TO SCALE



POINT OF USE THERMOSTATIC MIXING VALVE DETAIL

NOT TO SCALE



NOTE:
PIPE AND FITTING SHALL BE OF THE SAME MATERIAL AS SEWER IT SERVES.

EXTERIOR 2-WAY CLEANOUT

NOT TO SCALE

PLUMBING FIXTURE SCHEDULE-CLUBHOUSE & AMENITIES AREAS

MARK	FIXTURE	SOIL/ WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION
EWC-1	ELECTRIC WATER COOLER	1-1/2"	2"	1/2"	-	ELKAY #EZSTL8*2JOC, HI-LOW ADA FOUNTAIN, WITH CANE APRON #LKAPREZL
L-1	LAVATORY	1-1/2"	2"	1/2"	1/2"	BRADLEY, VERGE LAVATORY SYSTEM - LVRD-SERIES, TWO-STATION, #LVRD2. METERMIX DECK MOUNTED FITTING, 4 3/4" INTEGRAL CAST SPOUT, VANDAL RESISTANT, METAL HANDLE WITH INTEGRAL TEMPERATURE CONTROL, 0.5 GPM. BRASS CRAFT, 1/4 ROUGH BRASS STOPS, PLASTIC ESCUTCHEONS, SUPPLIES, TRAPS, & DISPOSAL WASTE.
L-2	LAVATORY-ADA	1-1/2"	2"	1/2"	1/2"	BRADLEY, VERGE LAVATORY SYSTEM - LVRD-SERIES, ONE-STATION, #LVRD1, WALL-HUNG LAVATORY. METERMIX DECK MOUNTED FITTING, 4 3/4" INTEGRAL CAST SPOUT, VANDAL RESISTANT, METAL HANDLE WITH INTEGRAL TEMPERATURE CONTROL, 0.5 GPM. BRASS CRAFT, 1/4 ROUGH BRASS STOPS, PLASTIC ESCUTCHEONS, SUPPLIES, TRAPS, & DISPOSAL WASTE. PROWRAP: MCGUIRE #PW2125, INCLUDES PRE-WRAPPED 1-1/4" CAST BRASS J-BEND, PRE-WRAPPED 1-1/4"X8-1/2" WALL BEND (17GA), TAIL PIECE COVER, 2 SUPPLY COVERS, AND A CHROME PLATED FLANGE.
UR-1	URINAL-ADA	2"	2"	3/4"	-	AMERICAN STANDARD, #6590.001, VITREOUS CHINA, WALL-HUNG SIPHON JET, 3/4" INLET SPUD, 2 WALL HANGERS, INSTALLED TOP OF RIM @ 17" FROM FINISHED FLOOR TO MAKE IT ADA COMPLIANT. FLUSHMETER: CHROME PLATED, LOW-CONSUMPTION (1.0 GPF/3.8 LPF), ADA COMPLIANT.
WC-1	WATER CLOSET	3"	2"	1"	-	AMERICAN STANDARD #3452001, ELONGATED FLUSH VALVE, VITREOUS CHINA, LOW-CONSUMPTION (1.6 GPF/6.0 LPF), 10" ROUGHING-IN, DIRECT-FED SIPHON JET ACTION, 1-1/2" TOP SPUD. FLUSHVALVE: CHROME PLATED, LOW-CONSUMPTION (1.6 GPF/6.0 LPF). ENLOGATED SEAT OPEN FRONT LESS COVER, SOLID PLASTIC, CONCEALED CHECK STAINLESS STEEL HINGES.
WC-2	WATER CLOSET-ADA	3"	2"	1"	-	AMERICAN STANDARD #34562001, "MADERA" ELONGATED FLUSH VALVE, VITREOUS CHINA, LOW-CONSUMPTION (1.6 GPF), 10" ROUGHING-IN, 17" RIM HEIGHT, DIRECT-FED SIPHON JET ACTION, 11/2" TOP SPUD. FLUSHVALVE: SLOAN #111, CHROME PLATED, LOW-CONSUMPTION (1.6 GPF/6.0 LPF), ADA COMPLIANT. AMERICAN STD #5901.100, ENLOGATED SEAT OPEN FRONT LESS COVER, SOLID PLASTIC, CONCEALED CHECK STAINLESS STEEL HINGES.
MS-1	MOP SINK	3"	2"	1/2"	1/2"	FIAT #MSB-2424: 10" HIGH WALLS WITH 1" WIDE SHOULDERS. INCLUDES AN INTEGRALLY MOLDED SHELF 10-9/16" WIDE. STAINLESS STEEL FACTORY INSTALLED DRAIN BODY COMPLETE WITH A-DDC-3 JOINT CONNECTOR FOR A 3" DRAIN PIPE. FIAT #830AA: HEAVY DUTY CAST BRASS WALLMOUNT SERVICE SINK FAUCET. PROVIDE VACUUM BREAKER ZURN #BFP-9. FIAT #889CC: MOP BRACKET 24" X 3" WIDE, STAINLESS STEEL WITH THREE RUBBER GRIPS. FIAT #E-77-AA: VINYL BUMPER GUARDS IN 24" OR 36" FIAT #1453BB: FLAT STAINLESS STEEL STRAINER.
US-1	UTILITY SINK	2"	1-1/2"	1/2"	1/2"	ELKAY #CHS1716C FAUCET: 2-HANDLE LAUNDRY FAUCET, CHROME PLATED, 4 INCH CENTERS. SUPPLIES: BRASS CRAFT, 1/4 ROUGH BRASS STOPS, PLASTIC ESCUTCHEONS, TRAPS, & DISPOSAL WASTE.

NOTE: ALL FIXTURES SHALL COMPLY WITH TABLE 604.4 OF THE FLORIDA PLUMBING CODE FOR WATER CONSERVATION.

PLUMBING EQUIPMENT SCHEDULE

MARK	FIXTURE	SOIL/ WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION
ECO	EXTERIOR CLEAN-OUT	-	-	-	-	WATTS #CO-390-E, EPOXY COATED CAST IRON GENERAL PURPOSE FLOOR CLEANOUT WITH GASKETTED DUCTILE IRON COVER.
FD-1	FLOOR DRAIN	3"	-	-	-	WATTS #FD-100-A, ADJUSTABLE ROUND NICKEL BRONZE STRAINER, EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES, AND NO HUB (STANDARD) OUTLET.
HB-1	HOSE BIBB	-	-	3/4"	-	WOODFORD #24, HOSE BIBB WITH INTEGRAL VACUUM BREAKER AND 3/4" HOSE CONNECTION. PROVIDED WITH OPTIONAL LOOSE KEY HANDLE.

THERMOSTATIC MIXING VALVE SCHEDULE

MARK/UNIT	TMV-1
MANUFACTURER	BRADLEY
MODEL NUMBER	#S59-4000A
MAX OPERATING PRESSURE	125 PS1
MAX INLET TEMPERATURE	180°
OUTLET TEMPERATURE	100°
FLOW -GPM	2
CERTIFICATION	ASSE 1070
LOCATION	ALL PUBLIC LAVATORIES

ELEC. WATER HEATER SCHEDULE

MARK/UNIT	EWH-1
MANUFACTURER	A.O. SMITH
MODEL NUMBER	DEL-20
TYPE	SHORT MODEL - ELECTRIC
GALLONS	20
VOLT/PHASE/HZ	208/2/60
KILOWATTS	3
NUMBER OF ELEMENTS	1
GPH RECOVERY @ 40°ΔT	30
DIMENSIONS	22-1/4" TALL X 21-3/4" DIA
WEIGHT (EMPTY)	73 POUNDS

NOTES:
1. PROVIDE ALL GAGES, THERMOSTATS, SHUT-OFF VALVES, EXPANSION TANK, AND TEMPERATURE & PRESSURE RELIEF VAL AS REQUIRED BY LOCAL CODES AND MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE WALL PLATFORM QUICK STAND #50-SWHP-W-C WALL MOUNTED EQUIPMENT PLATFORM

LEGEND

- SOIL OR WASTE LINE (BELOW GRADE)
- SOIL OR WASTE LINE (ABOVE GRADE)
- DOMESTIC COLD WATER PIPING (UNDERGROUND)
- DOMESTIC COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RETURN PIPING
- TRAP
- 2-WAY CLEANOUT (ECO)
- CLEANOUT (CO/WCO)
- FLOOR CLEANOUT (FCO)
- TWO PIECE, FULL PORT BALL VALVE
- CIRCULATOR PUMP (VERTICAL)

ABBREVIATIONS

AGRD	ABOVE GROUND
A.H.A.A.	AS HIGH AS POSSIBLE
A.F.F.	ABOVE FINISHED FLOOR
AAV	AIR ADMITTANCE VALVE
B.V.	BALANCING VALVE
B.	BUILDING
CW	COLD WATER
CO	CLEANOUT
CLG.	CEILING
C.P.	CHROME PLATED
CONN.	CONNECTION
COND.	CONDENSATE
DN.	DOWN
DWV	DRAIN, WASTE, AND VENT
DFU	DRAINAGE FIXTURE UNITS
ECO	EXTERIOR CLEANOUT (GRADE)
EXIST.	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
GR	GREASE
HW	HOT WATER
HWR	HOT WATER RETURN
H.B.	HOSE BIBB
I.E.	INVERT ELEVATION
MIN.	MINIMUM
NFWH	NON-FREEZE WALL HYDRANT
O.S.D	OVERFLOW STORM DRAIN
RD	ROOF DRAIN
R.L.	RAIN LEADER
SS	SOIL, WASTE, OR SANITARY SEWER
SL.	SLOPE
S.D.	STORM DRAIN
UGRD	UNDERGROUND
V	VENT
VTR	VENT THRU ROOF
VTA	VENT TO ATMOSPHERE
WCO	WALL CLEANOUT
W	WASTE
WHA	WATER HAMMER ARRESTOR
WSFU	WATER SUPPLY FIXTURE UNITS

GENERAL PLUMBING NOTES

1. REFERENCE THE SPECIFICATIONS FOR MATERIALS AND EQUIPMENT STANDARDS.
2. THE INSTALLATION OF THE PLUMBING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH 2023 FLORIDA BUILDING CODE PLUMBING, 2023 FLORIDA BUILDING CODE, AND 2023 FLORIDA BUILDING CODE ENERGY CONSERVATION.
3. PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT LOCATION OF PIPING AND VALVES. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN PROPER CLEARANCES. COORDINATE WITH ALL TRADES AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
4. CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
6. INSTALL CODE REQUIRED FIXED AIR GAPS ON ALL INDIRECT WASTE CONNECTIONS SERVING EQUIPMENT, AND APPLIANCES.
7. PROVIDE CLEANOUTS ON ALL SANITARY DRAIN & WASTE, AND CONDENSATE DRAIN PIPING AS INDICATED ON THE DRAWINGS, AND AS REQUIRED BY LOCAL AND STATE CODES. INSTALL CLEANOUTS IN ACCESSIBLE LOCATIONS. COORDINATE TOP OF FLOOR/GRADE CLEANOUT ELEVATION WITH TOP OF FINISHED GRADE.
8. INSTALL EXTERIOR HOSE BIBBS AT 18" ABOVE FINISHED FLOOR AND FINISHED GRADE.
9. UNLESS NOTED OTHERWISE, SLOPE ALL SANITARY DWV, AND CONDENSATE DRAIN PIPING 3" PIPE SIZE & LARGER A MINIMUM OF 1/8" PER FT. OF RUN, AND 2" PIPE SIZE AND SMALLER A MINIMUM 1/4" PER FT. OF RUN. SLOPE VENT PIPING DOWN & BACK TO FIXTURES.
10. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM, OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
11. WATER SERVICE PIPE (UNDERGROUND) AND THE BUILDING SEWER SHALL BE SEPARATED BY 5 FEET OF UNDISTURBED OR COMPACTED EARTH.
12. PROVIDE ALL NECESSARY VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACKFLOW ASSEMBLIES, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, IF NOT FURNISHED WITH EQUIPMENT.
13. CONTRACTOR SHALL ROUGH-IN ALL WASTES AND SUPPLIES TO ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND MAKE FINAL CONNECTIONS.
14. SEE RISER DIAGRAMS FOR PIPE SIZES AND ROUTING NOT SHOWN ON PLANS.
15. METER AND SITE UTILITY CONNECTIONS SHALL BE PROVIDED ON SITE UTILITY DRAWINGS. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO SITE UTILITIES. (INC. CLEANOUTS, INCREASES, BACKWATER VALVES, ETC.)
16. IF THE INTENT OF THE INFORMATION SHOWN ON THESE DOCUMENTS IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING.
17. WHERE THE CONTRACTOR PROPOSES ALTERNATE SOLUTIONS, DIFFERENT ROUTINGS OF PIPING, DIFFERENT LOCATIONS OF EQUIPMENT, FIXTURES, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE RAMIFICATIONS OF THE PROPOSED CHANGE THAT ARE NOT INCLUDED IN HIS PROPOSAL, BUT BECOME APPARENT AT A LATER DATE, AND SHALL BEAR THE CONSEQUENCES OF CORRECTING ANY AND ALL CONFLICTS, DEFICIENCIES OR OTHER PROBLEMS AT NO INCREASE IN COST OR INCREASE IN CONSTRUCTION TIME ALLOTTED.
18. ALL EQUIPMENT SHALL BE PROVIDED AS SPECIFIED IN THE PLANS. NO SUBSTITUTIONS ARE PERMITTED. IF EQUIPMENT IS NO LONGER AVAILABLE DUE TO DISCONTINUATIONS OR BACK ORDERS, THE CONTRACTOR SHALL SUBMIT FOR EQUIPMENT APPROVAL BY THE ARCHITECT, OWNER, AND ENGINEER.
19. DOMESTIC WATER SYSTEM SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. A BACTERIOLOGICAL SHALL BE SUBMITTED SHOWING NO CONTAMINATION REMAIN PRESENT IN THE SYSTEM.

This item has been digitally signed and sealed by JOHN A. STELLPFLUG on the date adjacent to the seal. Signature must be verified on any electronic copies.

Date: 2025.08.12 15:21:45 -04'00'

JOHN STELLPFLUG – FL68794

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REVISIONS

NO.	DESCRIPTION	DATE
	ISSUED FOR BUILDING PERMIT	11/21/2024
	REVISED FOR BUILDING PERMIT	01/10/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

ISSUE DATE:	XX/XX/20
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
VILLAGE OF PINECREST
PINECREST PARKS & RECREATION

PROJECT

SHEET TITLE
PLUMBING SYMBOLS, FIXTURE SCHEDULES AND DETAILS

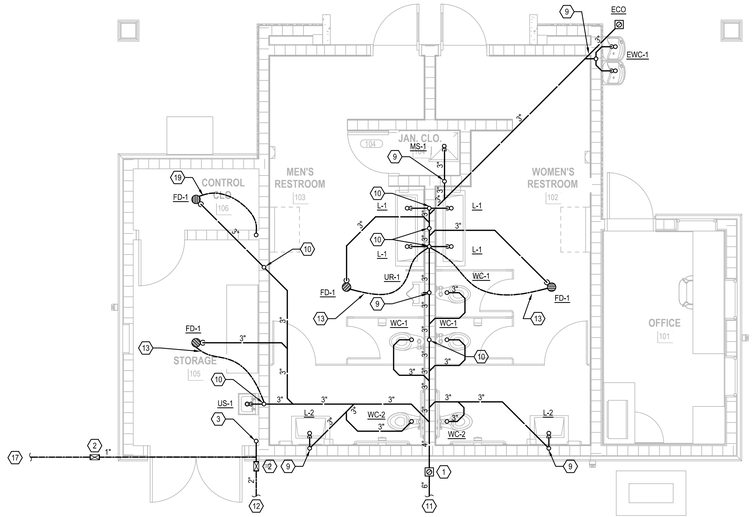
SHEET NUMBER P001

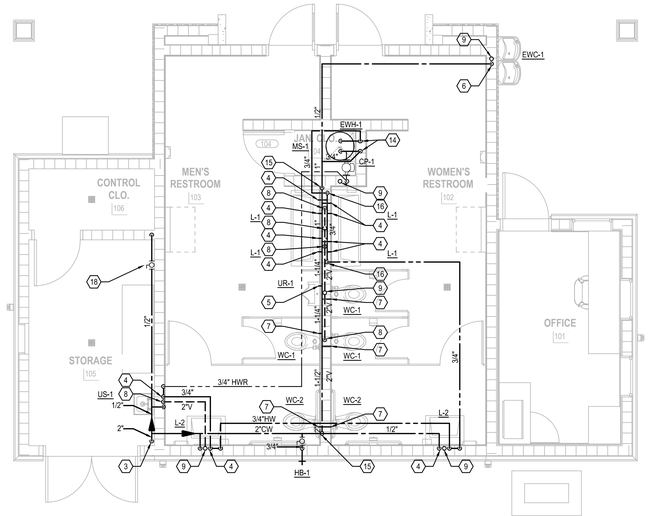
KEITH PROJECT NUMBER 13861.00

STATUS: PRELIMINARY

Plotted by: dante On 1/10/2025 3:48 PM

Drawing name: Q:\PROJECT FILES\2024\2024-256 Village of Pinecrest- Gary Metzner Park\Drawings\1400-P001-2024256.dwg



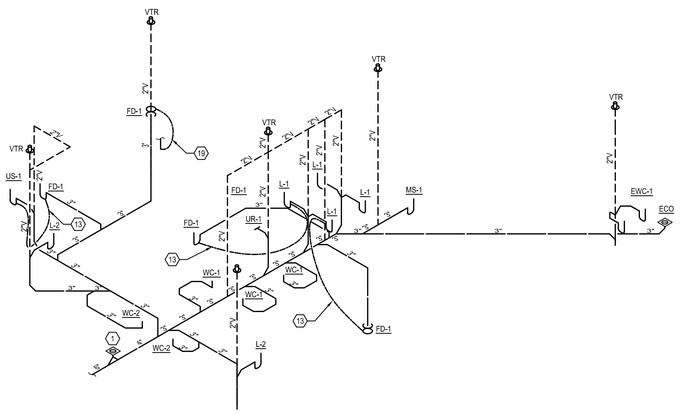


PLUMBING UNDERGROUND SANITARY PLANS

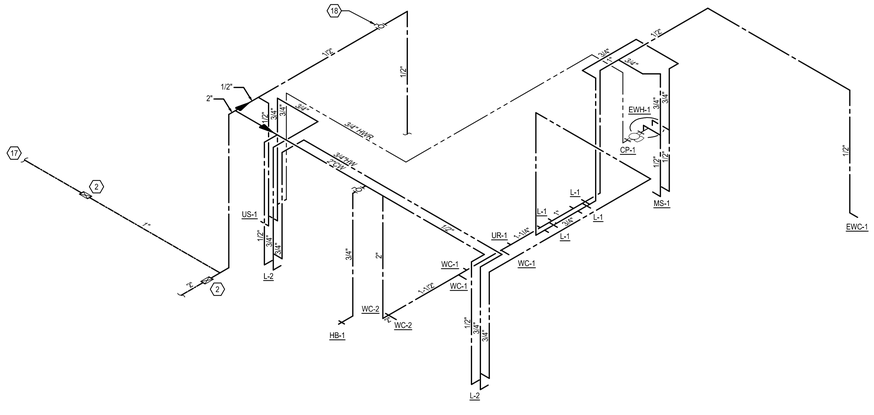
SCALE: 1/4"=1'-0"

PLUMBING DOMESTIC WATER PLANS

SCALE: 1/4"=1'-0"



PLUMBING UNDERGROUND SANITARY RISER DIAGRAM



PLUMBING DOMESTIC WATER RISER DIAGRAM

GENERAL NOTES

A. FOR ALL PUBLIC LAVATORIES, PROVIDE POINT OF USE THERMOSTATIC MIXING VALVE. REFER TO SCHEDULE (TMV-1) AND DETAIL FOR MORE INFORMATION.

B. PROVIDE WATER HAMMER ARRESTOR FOR ALL QUICK CLOSING VALVES.

PLAN KEY NOTES: (#)

1. TWO-WAY EXTERIOR GRADE CLEANOUT.
2. SYSTEM SHUT OFF VALVE AND WATER METER IN TRAFFIC RATED BOX.
3. COLD WATER PIPING UP IN WALL AND RUN IN CEILING SPACE.
4. 1/2" CW & HW DOWN TO FIXTURE(S).
5. 3/4" CW DOWN TO FIXTURE(S).
6. 1/2" CW DOWN TO FIXTURE(S).
7. 1" CW DOWN TO SERVE FIXTURE.
8. 2" VENT PIPING DOWN.
9. 2" VTR.
10. 2" VENT PIPE UP.
11. MAIN SANITARY BLDG. SEWER. REFER TO CIVIL PLANS FOR CONTINUATION. INVERT ELEVATION = -X-\"
12. WATER MAIN. REFER TO CIVIL PLANS FOR CONTINUATION.
13. 1/2" CW LINE FROM GRAY WATER TRAP PRIMER LOCATED AT LAVATORY. REFER TO DETAIL FOR MORE INFORMATION.
14. 3/4" CW & HW DOWN TO SERVE WATER HEATER.
15. CW MAIN DOWN IN CHASE TO SERVE FIXTURES.
16. HW MAIN DOWN IN CHASE TO SERVE FIXTURES.
17. 1" CW LINE TO SERVE FOUNTAIN. CONTRACTOR TO VERIFY EXACT LOCATION.
18. 1/2" TRAP PRIMER VALVE.
19. 1/2" TRAP PRIMER LINE.

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DRAWN BY:	XXX
CHECKED BY:	XXX

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
VILLAGE OF PINECREST
PINECREST PARKS & RECREATION

PROJECT

SHEET TITLE
PLUMBING FLOOR PLANS

SHEET NUMBER P301

KEITH PROJECT NUMBER 13861.00

STATUS: PRELIMINARY

Plotted by: dante On 1/10/2025 3:48 PM

Drawing name: Q:\PROJECT FILES\2024\2024-256 Village of Pinecrest- Gary Matzner Park\Drawings\1400-P301-2024256.dwg

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Date: 2025.08.12 15:21:48 -04'00'

JOHN STELLPFLUG - FL68794

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